

Subject: Re: San Pedro BID Renewal - 1st MDP submittal

From: Edward Henning

Date: 12/07/2016 11:53 AM

To: Dennis Rader

CC: Rick Scott <rick.scott@lacity.org>, Lorena at San Pedro BID <lparker@sanpedrobid.com>, Miranda Paster <miranda.paster@lacity.org>, Rosemary Hinkson <rosemary.hinkson@lacity.org>

Thanks Dennis - yes I concur about the building areas on the 2 Port parcels - the 2012 figures still look current - NBS takes their data directly from the County which shows on their website as zero for both parcels but the aerial clearly shows buildings (Ports O Call Shopping Center, LA Maritime Museum etc). I will incorporate these revised figures and get back to you on your other questions shortly.

Thanks

Ed

-----Original Message-----

From: Dennis Rader

Sent: Dec 7, 2016 11:10 AM

To: Edward Henning

Cc: Rick Scott , Lorena at San Pedro BID , Miranda Paster , Rosemary Hinkson

Subject: Re: San Pedro BID Renewal - 1st MDP submittal

Ed, without the MDP I would have had no idea what you were planning to do with the zone 2 assessment criteria. I just assumed you wanted them as zero for the renewal. It appears that there are only 2 parcels in zone 2 where we had building sqft in 2012, 7440030906 & 7440031904.

Use the 2012 building sqft for those two parcels. Just update those two parcels, as I have done on my copy of the data, and there should be no need to send new data to me. Of course the MDP / ER will need the new numbers along with the other discrepancies corrected.

On Wed, Dec 7, 2016 at 10:54 AM, Edward Henning <mred2@earthlink.net> wrote:

Thanks Dennis - I'm syncing the numbers in the ER and MDP right now and will resolve these numeric issues. The Zone 2 building data of zero sq ft for the two Zone 2 parcels that previously in 2012 showed sizable building areas was provided to the San Pedro BID by a third party - NBS. I used NBS' zero building sq ft in the dbase that you previously reviewed and approved. Can you confirm from your end the correct building areas for the 2 parcels in question - either zero or the 2012 figures or something different??

Thanks for the quick initial feedback.

Ed Henning, Principal Consultant
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-----Original Message-----

From: Dennis Rader

Sent: Dec 7, 2016 10:06 AM

To: Edward Henning

Cc: Rick Scott , Lorena at San Pedro BID , Miranda Paster , Rosemary Hinkson

Subject: Re: San Pedro BID Renewal - 1st MDP submittal

Ed, I just completed my first review of the San Pedro MDP and found some discrepancies:

Page 3

Rate chart has building commercial zone 2 with a number for the rates, but all the building sqft for zone 2 parcels are zero in the data. Elsewhere in the MDP (page 32) you mention that building sqft will be used to calculate zone 2 assessments, and clearly some of these zone 2 parcels actually have buildings on them. Why is there no bldg sqft listed in the data?

Commercial land rate listed 0.096118 but in the data it is 0.0096118

General benefit amount shown as \$12,711.40 but in the chart on page 20 it is shown as \$12,711.49 The total cost is shown as \$1,271,148.70 on page 3 but as \$1,271,148.88 on page 20.

Page 20

The general benefit amount in the paragraph above the chart is shown as \$12,711.48 but in the chart at the bottom of the page it is shown as \$12,711.49 Both these numbers also conflict with the general benefit number on page 3.

Page 27

Rate chart has same issues as the chart on page 3.

Those are all the discrepancies that I could find so far.

On Tue, Dec 6, 2016 at 12:44 PM, Edward Henning <mred2@earthlink.net> wrote:

Sorry about the confusion Dennis - I was probably using the final in a different mode (filter) and "saved" it instead of "saved as" new version. Glad it came back to life for you.

Ed

-----Original Message-----

From: Dennis Rader

Sent: Dec 6, 2016 11:28 AM

To: Rick Scott

Cc: Edward Henning , Lorena at San Pedro BID , Miranda Paster , Rosemary Hinkson

Subject: Re: San Pedro BID Renewal - 1st MDP submittal

Well, now I'm seeing that with the filter cleared, the total assessments match. So I'll start checking the MDP with the data today.

On Tue, Dec 6, 2016 at 11:25 AM, Dennis Rader <dennis.rader@lacity.org> wrote:

Ed, never mind about the row height issue. You had a filter applied, which I had to clear. But I'm still wondering about the total assessment difference.

On Tue, Dec 6, 2016 at 10:50 AM, Dennis Rader <dennis.rader@lacity.org> wrote:

Ed, I'm having trouble with the final spreadsheet you just sent. Why are there so many hidden rows? I use the unhide rows and the autofit row height functions, and they don't work on those rows. Also, I already see that the total assessment of the parcels is different than the spreadsheet we agreed on Nov 8. What has changed?

On Tue, Dec 6, 2016 at 9:08 AM, Rick Scott <rick.scott@lacity.org> wrote:

Thanks Ed. I look forward to the ER and map.

On Tue, Dec 6, 2016 at 8:37 AM, Edward Henning <mred2@earthlink.net> wrote:

Attached please find the 1st draft of the San Pedro BID renewal MDP. Also attached is the approved dbase for this BID. Please note that only the 1st tab of the dbase is accurate and updated - other tabs should not be used until updated and synced. The BID is being expanded along the Waterfront to include 12 additional LA Harbor Dept parcels (at their request). The BID is being renewed for 10 years.

The 1st draft ER will be forthcoming - probably by tomorrow. The final map should be done by the end of the week or so. Please let me know as questions arise.

Thank you for your continued kind assistance.

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